047.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	*ARLINGTON*	APPRAISED:	989,700 / 989,700
					USE VALUE:	989,700 / 989,700
					ASSESSED:	989,700 / 989,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		NEWTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DECILIO CHRISTOPHER
Owner 2:	
Owner 3:	
Street 1:	43 MENOTOMY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	O NEILL WILLIAM III/JOHN -
Owner 2:	HOLLERAN NANCY /TRS/O NEILL TR -
Street 1:	23 NEWTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,845 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2624 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4845.000	532,700	4,700	452,300	989,700
Total Card	0.111	532,700	4,700	452,300	989,700
Total Parcel	0.111	532,700	4,700	452,300	989,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.17 | /Parcel: 377.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 33458
GIS Ref:
GIS Ref:
Insp Date: 11/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 047.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	532,900	4700	4,845.	452,300	989,900	989,900	Year End Roll	12/18/2019
2019	104	FV	396,000	4700	4,845.	480,500	881,200	881,200	Year End Roll	1/3/2019
2018	104	FV	396,000	4700	4,845.	350,500	751,200	751,200	Year End Roll	12/20/2017
2017	104	FV	327,300	4700	4,845.	305,300	637,300	637,300	Year End Roll	1/3/2017
2016	104	FV	327,300	4700	4,845.	260,100	592,100	592,100	Year End	1/4/2016
2015	104	FV	291,600	4700	4,845.	254,400	550,700	550,700	Year End Roll	12/11/2014
2014	104	FV	291,600	4700	4,845.	209,200	505,500	505,500	Year End Roll	12/16/2013
2013	104	FV	303,400	4700	4,845.	199,000	507,100	507,100		12/13/2012

!3998!

PRINT

Date	Time
12/10/20	19:06:10

LAST REV

Date	Time
04/09/19	15:21:06
apro	
3998	

USER DEFINED

Prior Id # 1:	33458
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O NEILL WILLIAM	68313-220		10/31/2016		895,000	No	No		
O NEILL WILLIAM	49738-206		7/6/2007	Family	1	No	No		
	9879-262		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	CC	Chris C
3/7/2017	SQ Returned	MM	Mary M
4/16/2009	Measured	163	PATRIOT
3/27/2000	Inspected	264	PATRIOT
3/1/2000	Measured	270	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4845		Sq. Ft.	Site		0	80.	1.17	1									452,279						452,300	

Total AC/HA: 0.11123 | Total SF/SM: 4845 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 452,279 | Spl Credit | Total: 452,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09910178
Const Adj.:	0.98000199
Adj $ / SQ:	183.111
Other Features:	114000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	654425
Depreciation:	121723
Depreciated Total:	532702

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

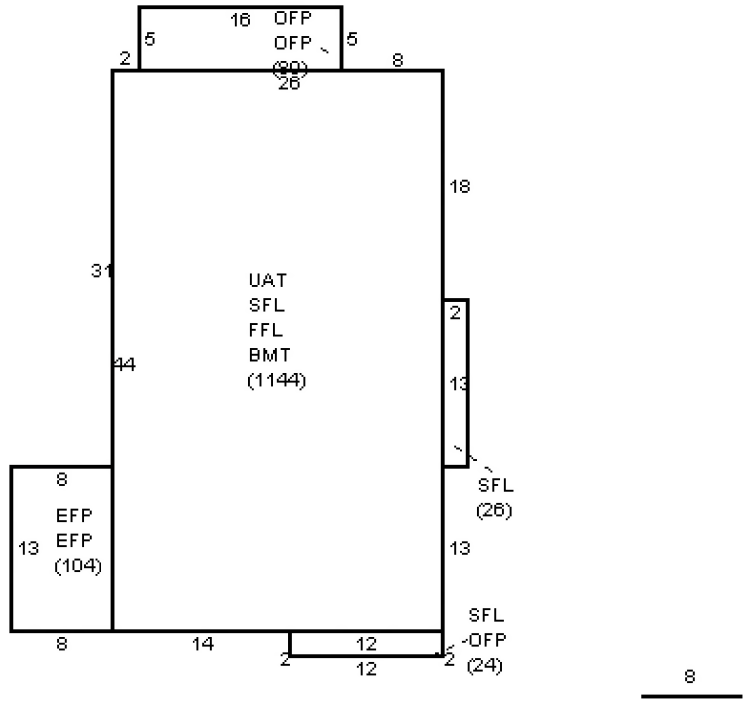
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	183.11
Special Features:	0	Val/Su Net:	128.05
Final Total:	532700	Val/Su SzAd	227.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,194	183.110	218,634
BMT	Basement	1,144	54.930	62,844
FFL	First Floor	1,144	183.110	209,479
UAT	Upper Attic	286	128.180	36,659
EFP	Enclos Porch	208	39.510	8,218
OFP	Open Porch	184	24.960	4,592

Net Sketched Area:	4,160	Total:	540,426

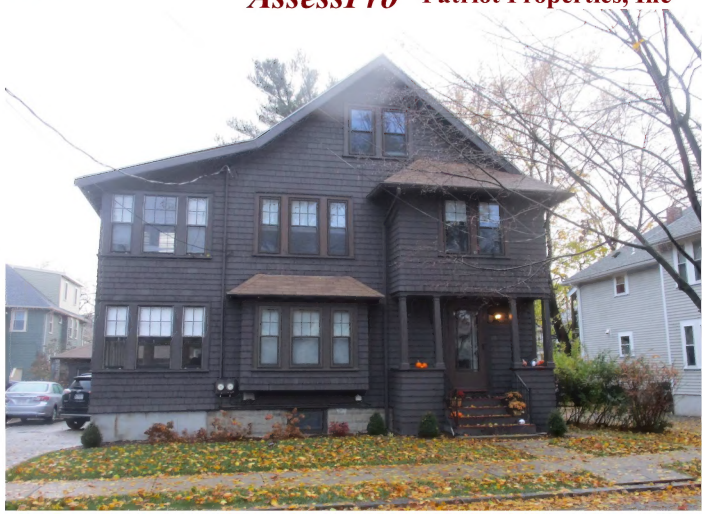
Size Ad	2338	Gross Are	5018	FinArea	2624

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1925	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700